

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**January 15, 2009
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, RICHARD STANTON

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[November 20](#), and [December 11, 2008](#)

PRESENTATION

1. PRESENTATION OF CONCEPTUAL PLANS FOR A RE-ROOFING AT TWO WORLDS – PHASE 1, 101 GREGORY LANE (20 minutes)

The applicant make a presentation of various roof material options for a potential re-roof for the Phase 1 portion of the Two Worlds mixed use project. Assessor's Parcel Numbers: 150-220-085 and 150-240-070

2. PRESENTATION FOR A NEW TEEN CENTER FACILITY (PLEASANT HILL PARK), 147 GREGORY LANE (30 minutes)

The applicant (Pleasant Hill Recreation and Parks) will make a presentation of conceptual plans for a remodeled teen center facility and renovations to the existing aquatic center at Pleasant Hill Park. Assessor's parcel number: 150-141-007.

PUBLIC HEARINGS

1. S 08-036, LENSRAFTERS WALL SIGNS, 2180 CONTRA COSTA BLVD (20 minutes)

[Staff Report](#)

[Attachments](#)

The applicant is requesting sign permit approval to replace the existing "Pearl Vision" signs and to install three (3) wall signs for "LensCrafters". The applicant is also requesting approval to replace four existing awnings. The applicant proposes to install two 20 square foot wall signs along eastern and north-eastern building elevations. On the western elevation along Contra Costa Boulevard, the applicant proposes a 35.5 square foot wall sign. The project also includes installation of a 3.8 square foot interior cabinet sign; however, window signage covering 25% or less of the window area is exempt from the permitting process. Assessor's parcel number: 127-110-027.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

2. ARC 08-029, CORTSEN MINOR SUBDIVISION SINGLE FAMILY HOMES, 297 CORTSEN ROAD (40 minutes)

[Staff Report](#)

[Attachments A-B](#)

[Attachment C](#)

[Attachment D](#)

[Attachment E Part 1](#)

[Attachment E Part 2](#)

[Attachments F-G](#)

The applicant is requesting input from the ARC regarding the proposed building envelopes as well as the bulk and mass of the proposed single family residential structures. The existing 3,284 square foot residence will remain. Three new residences with lot coverage of 25%, 21%, and 18% are proposed. Assessor's Parcel Numbers are 166-070-048, 166-060-045 & 166-050-007.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

STUDY SESSION ITEMS

1. ARC 08-027, NEW SENIOR CENTER FACILITY (PLEASANT HILL PARK), 233 GREGORY LANE (30 minutes)(Presentation made July 17, 2008)

[Staff Report](#)
[Attachments](#)

The applicant is seeking input from the Architectural Review Commission regarding the proposal for a new 22,385 square foot Senior Center facility to include site improvements such as a new parking facility, new signage, and upgraded landscape. The building is proposed to be placed on the north (rear) side of the project site, where it will be distanced approximately 470 feet, from the site's main entrance off of Gregory Lane. Assessor's parcel number is: 150-141-007.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on February 5, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.